

Hearst Ranch Conservation Transaction**WEST SIDE CONSERVATION TRANSACTION*****Overview of Proposed Key Terms******prepared by State Parks staff******July 12, 2004***

The coastal areas of the Hearst Ranch run along 18 miles of Highway One and include 1656 acres west of Highway One (the West Side)¹. The West Side conservation transaction would include permanent protection of the entire West Side and increased public access, with a combination of fee transfers and conservation easements. The components of the West Side include the West Side Public Ownership Conservation Area (832 acres), the Junge Ranch West Side Conservation Area (117 acres), the Ragged Point and Pico Cove Conservation Easement Area (243 acres), the San Simeon Point Conservation Easement Area (370 acres), and the Old San Simeon Village (OSSV) Conservation Area (94 acres). *(A Conservation Transaction Overview Map showing each of these areas is posted on this website following this summary.)*

West Side Public Ownership Conservation Area (832 Acres) and Junge Ranch West Side Conservation Area (117 Acres) to State Parks in Fee.

The 949 acres encompassing these two West Side areas, including 13 white sand beaches and a 13-mile stretch of potential new California Coastal Trail, would be transferred outright – in fee – to the State Department of Parks and Recreation for passive public recreational uses,. Detailed public use and access improvements and policies will be outlined through a public planning process to define a plan to balance public access and protection of the natural resources. In addition, the use of federal transportation enhancement (“TEA”) funds requires that a restrictive viewshed easement be placed over most of the West Side that would allow for public access, while also protecting the wide-open coastal vistas from development. On the Junge Ranch West Side Conservation Area, the State will have the opportunity to develop primitive, walk-in campsites out of the viewshed of Highway 1.

If State tax credits are not immediately available, the 117 acres of West Side Junge Ranch property would not be included in the initial closing.

West Side Easement Areas – San Simeon Point, Ragged Point, and Pico Cove (613 acres)

¹ An additional 618 acre component of the transaction, including the area owned by Hearst under Highway One and an area to be conveyed to the State adjacent to the existing highway for realignment purposes, is discussed in a separate Realignment Area summary below.

San Simeon Point, Ragged Point, and Pico Cove will be subject to conservation easements that include the TEA-funded viewshed protections that prohibit development, as well as resource protections, and public use restrictions. Existing controversial resort zoning, including a golf course, would be eliminated, and Hearst would agree to no commercial or residential development anywhere along the coast. A separate public access easement will be donated ensuring irrevocable public access. The new public access easement would include the right of the State to develop a continuous portion of the California Coastal Trail to run across these easement areas. This permanent public access easement would supplement the revocable, restricted access Hearst has voluntarily allowed for many years. Public access would be subject to a post-closing planning process, subject to the following parameters:

San Simeon Point (370 acres): Will include access to the public not less than 300 days per year, during daytime hours only, for up to 100 people per day. Access is contemplated to be on a loop trail using existing trail routes starting from near Old San Simeon Village.

Ragged Point and Pico Cove (243 acres): A program of quarterly guided walking tours for up to 20 people would be allowed at Ragged Point during daytime hours. This access will be in addition to the Californian Coast Trail access across these areas and any other access that Hearst chooses to continue to allow on a revocable permissive use basis.

Old San Simeon Village (94 acres)

Hearst will retain ownership of the Old San Simeon Village area, but it will be subject to a restrictive easement. The easement will permit the reuse of existing historic structures and the creation of a new 100-unit inn consistent with the original 1920's era designs for the village by Julia Morgan. The Old San Simeon Village reuse plan will be limited to a 39-acre building envelope, with an additional 55-acre infrastructure and reconfiguration boundary area that can be utilized for necessary infrastructure or reconfiguration of the 39-acre building envelope if required during the entitlement process. Development beyond these uses will be permanently prohibited. As with the other easement areas, the California Coastal Trail will run the length of the Old San Simeon Village Easement area, situated to avoid sensitive resources, and to link up with the continuous new 18-mile trail.